

84-174-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section . See Attachment A which is a part of this Petition

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attachment B which is a part of this Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) Paul S. Brody
 Signature (Type or Print Name)
 Address (Type or Print Name)
 City and State
 Attorney for Petitioner: Philip J. Kotschenreuther, Esq. and Gatten F.A.
 (Type or Print Name)
 Signature
 2300 Charles Center South
 36 South Charles Street
 Address
 Baltimore, Maryland 21201
 City and State
 Attorney's Telephone No.: 301 39-2800

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of January, 1984, at 10:15 o'clock A.M.

Cal J. J. J.
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ATTACHMENT B

TO PETITION FOR ZONING VARIANCE FOR
 111 E. CHESAPEAKE AVENUE OFFICE BUILDING
 IN TOWSON, MARYLAND

1. Variance Nos. 1 through 4 listed in Attachment A are requested for the following reasons:

a. Strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship. Additional land cannot be acquired to strictly comply with the zoning regulations cited in Attachment A. Providing for the setbacks required by the zoning regulations would significantly reduce the usable land and rental floor space of this office building. Such a reduction would seriously limit the future income generated by this building and make ownership and operation of this building uneconomical.

b. Granting the variances requested herein would not violate the spirit and intent of Baltimore County's height and area regulations. The setback restrictions in the regulations were intended to allow for highway widening. Such widening is contemplated by and allowed for in the site plan for this office building. It is because the contemplated widening has been provided that this office building doesn't strictly comply with setback restrictions.

2. Variance No. 5 listed in Attachment A is requested for the following reasons:

a. Strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship. Additional land cannot be acquired to strictly comply with the zoning regulations cited in Attachment A. Providing for the amenity open space required by the zoning regulations would significantly reduce the usable land and rentable floor space of this office building. Such a reduction would seriously limit the future income generated by this building and make ownership and operation of this building uneconomical.

b. Granting the variances requested herein would not violate the spirit and intent of Baltimore County's regulations. The amenity open space requirements in the regulations were intended to create useful exterior space primarily for occupants of the facility. The subject facility is an office building where the need for exterior space for the occupants is minimal. Sufficient amenity open space has been provided in the Site Plan for this office building.

3. Variance No. 6 listed in Attachment A is requested for the following reasons:

a. Strict compliance with the zoning regulations would create practical difficulty and unreasonable and undue hardship. Acquiring additional land to strictly comply with the off street parking zoning regulations and to allow for 100 percent large car spaces would be prohibitively expensive. In light of the continuing trend toward compact cars, allowance should be made for 40% compact car spaces and 60% standard car spaces. In this way, adequate parking can be provided at a reasonable cost.

b. Granting the variances requested herein would not violate the spirit and intent of Baltimore County's off street parking regulations. Allowing 40 percent compact spaces and 60% standard car spaces recognizes the existing and continuing trend toward compact cars and provides the requisite total number of parking spaces for users of this office building.

Philip J. Kotschenreuther, Esq.
 111 E. Chesapeake Ave.
 Towson, Md. 21204
 Kann & Ammon, Inc.
 Plaza Suite, One Investment Place
 Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of December, 1983.

Petitioner Paul S. Brody
 Petitioner's Attorney P. J. Kotschenreuther, Esq.
 Received by Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 4, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Philip J. Kotschenreuther, Esquire
 2300 Charles Center South
 36 South Charles Street
 Baltimore, Maryland 21201

RE: Item No. 90 - Case No. 84-174-A
 Petitioner - Paul S. Brody
 Variance Petition

Dear Mr. Kotschenreuther:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to raze the existing buildings and construct a six story office building, these variances for setbacks, open space and parking are required. A portion of the proposed parking is to be located on a parcel of land on the west side of Virginia Avenue north of Pennsylvania Avenue.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc
 Enclosures
 cc: Kann & Ammon, Inc.
 Plaza Suite, One Investment Place
 Towson, Md. 21204

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 NW Corner Chesapeake & Virginia :
 Aves. & W/S Virginia Ave., : OF BALTIMORE COUNTY
 94.65' N of Pennsylvania Ave., :
 9th District :

PAUL S. BRODY, Petitioner : Case No. 84-174-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 16th day of December, 1983, a copy of the foregoing Order was mailed to Philip J. Kotschenreuther, Esquire, Fedder and Garten P.A., 2300 Charles Center South, Baltimore, MD 21201, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

November 9, 1983

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #90 (1983-1984)
 Property Owner: Paul S. Brody
 87M corner Chesapeake Ave. and Virginia Ave.
 Acres: 0.54 and 0.37 District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Subdivision Review Comments (April 4, 1983), supplied by the Developers Engineering Division for this property (Project 63047) are referred to for your consideration.

This property was reviewed by the County Review Group on April 6, 1983.

Very truly yours,

Robert K. Merritt, P.E., Chief
 Bureau of Public Services

RAM:EMH:FWR:ss

cc: C. L. Warfield

Attachment

N-MW Key Sheet
 38 NE 3 Pos. Sheet
 NE 10 A Topo
 70 & 70A Tax Maps

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: April 4, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 111 E. Chesapeake Avenue
PROJECT NUMBER: #83047
LOCATION: N/E Corner Chesapeake Avenue and Virginia Avenue
DISTRICT: 9C4

The Plan for the subject site, dated March 14, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

HIGHWAY COMMENTS:

Chesapeake Avenue shall ultimately be improved with a concrete curb and gutter and 40-foot bituminous paving section on a 72-foot right-of-way. The right-of-way shall be established by extending the alignment of the existing concrete curb and gutter on the south side of Chesapeake Avenue along the frontage of the Baltimore County Library. Curb and gutter for the north curb shall be placed 40 feet from the alignment of extended curb and gutter and the right-of-way line shall be established 16 feet northerly from the curb line. Chesapeake Avenue will extend beyond the limits

Project #83047
Office Building - 111 E. Chesapeake Avenue
Page 2
April 4, 1983

HIGHWAY COMMENTS: (Cont'd)

of the site into an undeveloped area; therefore, the Developer's engineer must submit profile for 500 feet beyond the limits of the site or as far as necessary to establish road grades for this street within this portion of the site.

The Developer shall be fully responsible for the cost of the highway widening required on Chesapeake, Pennsylvania and Virginia Avenues.

Virginia Avenue shall be improved with a concrete curb and gutter and 42-foot bituminous paving section on a 66-foot right-of-way for the entire frontage to be developed including from Pennsylvania Avenue northerly. Hold the east curb as shown on Baltimore County construction drawing #83-0187-5 to establish the alignment of the road.

Pennsylvania Avenue shall be ultimately improved with a 42-foot combination curb and gutter cross-section on an 80-foot right-of-way. Improvements in connection with this project shall consist of combination curb and gutter in its ultimate location and sufficient paving to complete the widening from the edge of existing paving.

Paving thicknesses for all the roads shall be determined by the Baltimore County Materials Laboratory. The Developer shall be responsible for the paving thickness required.

A 10-foot corner fillet shall be provided at the intersection of Chesapeake and Virginia Avenues. The fillet on Chesapeake and Virginia Avenues passes through the corner of the proposed building, which necessitates the relocation of the buildings. A 10-foot fillet is also required at Pennsylvania and Virginia Avenues.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail R-15A), with depressed curb and 7-inch concrete aprons within the right-of-way.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

The Developer's responsibilities along the existing road frontage of the site shall be as follows:

- The submission of a detailed construction drawing for Chesapeake and Pennsylvania Avenues to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade. Construction drawing #83-0190 is part of the Townsontown Boulevard contract, which is currently being bid. The Developer may elect to revise the plan to include ultimate improvements on the west side of Virginia Avenue along the frontage of this site and put up funds based on unit prices bid plus

Project #83047
Office Building - 111 E. Chesapeake Avenue
Page 3
April 4, 1983

HIGHWAY COMMENTS: (Cont'd)

burden and fringe, and inspection charges for the work to be built with the active contract. He may elect to wait to improve the frontage on Virginia Avenue until the project for the office building is under construction.

b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f. The construction of combination curb and gutter in its ultimate location and a maximum of 20.5 feet of paving adjacent thereto along the frontage of the property.

g. The relocation of any utilities or poles as required by the road improvements.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: April 5, 1983
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: ONE HUNDRED ELEVEN EAST CHESAPEAKE AVENUE PLAN XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT AVENUE HW-400 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject Plan and has the following comments:

It is recommended that the handicapped parking spaces be located closer to the handicapped ramp.

The parking spaces along the alley must be located 8 feet behind the 24' right of way.

The Plan for Townson designates Chesapeake Avenue as a main pedestrian way. Chesapeake Avenue will terminate for through vehicular travel east of Virginia Avenue in the future when Townsontown Boulevard is complete. Therefore, landscaping and streetscape will be required in conjunction with development of this site. A detailed landscape plan must be submitted with the building permit application.

The parking area that is to be leased is currently used for temporary parking and storage area. If the existing temporary parking functions to fulfill parking requirements for other uses, these uses must make other arrangements. If such is not the case, it must be clarified and so noted on this Plan. In addition it must be clarified as to the area to be leased for storage and the area to be leased for parking. The leased parking facility must be processed and reviewed through the building permit process. Building Permits for the office building will not be issued until the permit for the parking facility have been processed and issued. Occupancy permits for the office building will not be issued until the construction of the parking facility is complete.

The lease agreement for the parking facility must be submitted with the building permit for same. Plans for an additional parking facility in this area are long term as per the Townson Plan. Since the leased parking will accommodate two-thirds of the parking requirement for this building, it is recommended that the lease cover at least a 10 year period.

If Parcel A and Parcel B are to be combined into one parcel, a Plat may be required.

Susan Carrell
Susan Carrell

Project #83047
Office Building - 111 E. Chesapeake Avenue
Page 4
April 4, 1983

HIGHWAY COMMENTS: (Cont'd)

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Wheelchair ramps shall be provided at all curb returns and at the depressed entrances.

The alley shall be improved with combination curb and gutter and 20 feet of paving on a 24-foot right-of-way widened equally about the centerline of the existing alley.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

Storm drain inlets have been designed and will be constructed with the current Townsontown Boulevard Contract #83079 RMI. Should the Developer elect to have the inlets and drain pipes altered to meet the ultimate widening in front of this project, he may have his engineer revise construction drawing #83-0200-4 and pay the full costs of revisions.

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deducing in fee to the County, said rights-of-way. Preparation of all construction, rights-of-way and easement drawings engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Project #83047
Office Building - 111 E. Chesapeake Avenue
Page 5
April 4, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (with Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

This site is exempt from Storm Water Management because it is less than one-half acre of additional impervious area.

WATER AND SANITARY SEWER COMMENTS:

Public water is available to serve this property from an existing 16-inch main in Chesapeake Avenue, and an 8-inch main is to be constructed under Contract #83070 WK3 in Virginia Avenue.

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

The public sanitary outfall sewer which is available to serve this site is currently deficient. Supplementation of the existing system is being studied and designed by Baltimore County. The results of the investigation will determine whether or not a sanitary sewer connection will be allowed to this project. Processing may proceed while the investigation is being conducted after which you will be notified of the availability of sewerage capacity downstream from this project. When the service is judged to be adequate, permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

This site is subject to Water and Sanitary Sewer System Connection Charges.

Project #83047
Office Building - 111 E. Chesapeake Avenue
Page 6
April 4, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

This Plan may be approved subject to the above comments.

EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EW:CLM:iss

cc: John Trenner
File

BALTIMORE COUNTY, MARYLAND
SUBJECT: COUNTY REVIEW GROUP COMMENTS
DATE: April 6, 1983
FROM: ZONING
PROJECT NAME: Office Building
PLAN: ☒
LOCATION: 111 E. Chesapeake Avenue
DEVELOPMENT PLAN:
DISTRICT: 9th Election District
PLAT:

- The building setbacks must be taken from all proposed right of way lines, since the County is acquiring the right of way at this time. It appears that variances will be required as follows:
 - Amenity open space
 - 0 setback in lieu of the required 15 feet from Chesapeake Avenue, or the average setback if there are commercial buildings within 100'
 - 0 setback in lieu of the required 10 feet from Virginia Avenue
 - If the alley is widened to 24 feet it must be treated as a street, 0 setback in lieu of the required 10 feet from the alley
 - 0 or 1 foot setback for parking spaces in lieu of the required 8 feet from the right of way
- In order to ascertain the amount of amenity open space required, the adjusted gross floor area must be shown on the plan and the amenity open space ratio provided.
- Gross area should be clarified, as to how you arrived at the amount. The height tent needs to be clarified, more detailed drawings must be submitted with the variance petition.
- The leased parking lot should meet the requirements of the Baltimore County Zoning Regulations with regard to screening, paving, size of parking spaces and entrance width.

DI:bsc

Diana Litter
DIANA LITTER
Zoning Associate III

7/82bac

BALTIMORE COUNTY, MARYLAND
TO: Mr. Robert Morton
DATE: April 6, 1983
FROM: C. Richard Moore
SUBJECT: C.R.G. COMMENTS
PROJECT NAME: 111 E. Chesapeake Office Building
C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT:
DEVELOPMENT PLAN:
LOCATION: Chesapeake Avenue
RECORD PLAT:

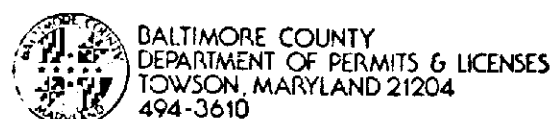
The sight distance for the alley entrance needs to be improved by moving the first 2 parking spaces south of the entrance back 5ft. from the alley and relocate the one parking space to the north adjacent to the alley, to the leased parking lot north of Pennsylvania Avenue.
The vegetation proposed along the alley needs to be eliminated to improve sight distance for the entrance.
The northernmost entrance for the leased parking lot north of Pennsylvania Avenue needs to be eliminated due to sight distance considerations.

C. Richard Moore
C. Richard Moore
Asst. Traffic Engineering

CRN/GMJ/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH
Zoning Commission
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 90, Zoning Advisory Committee Meeting of Oct. 11, 1983
Property Owner: Paul S. Brody
Location: NW/Cor. Chesapeake Avenue District 9
Water Supply: public Sewage Disposal: public
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.
58 20 1082 (1)

Zoning Item # 90
Page 2
() Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
() Soil percolation tests have been conducted.
() The results are valid until
() Revised plans must be submitted prior to approval of the percolation tests.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
() All roads and parking areas should be surfaced with a dustless, bonding material.
() No health hazards are anticipated.
() Others: If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES
58 20 1080 (2)



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3400

TC TALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 90 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul S. Brody
Location: NW/Cor. Chesapeake Avenue & Virginia Avenue
Existing Zoning: B.M.-C
Proposed Zoning: Variance to permit a 0' building setback on Chesapeake Avenue in lieu of the required 15', etc.

Acres: 0.54 & 0.37
District: 9th.

The items checked below are applicable:

- X
- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
 - A building permit shall be required before beginning construction.
 - Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
 - Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.
 - Requested variance appears to conflict with the Baltimore County Building Code, Section/s
 - A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
 - Comments - Please be advised required Handicapped Parking spaces shall be accounted for and the width is 12'-0".

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CRB:ms

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 12, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 11, 1983

RE: Item No: 85, 86, 87, 88, 89, 90 and 91
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned item numbers have no adverse effect on student population.

Very truly yours,
Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

KNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: December 28, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Paul S. Brody
84-174-A

Please consider the comments and minutes of the CRG to be the comments of this office.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variances
LOCATION: Northwest corner of Chesapeake and Virginia Avenues and West side of Virginia Avenue, 94.65 ft. North of Pennsylvania Avenue
DATE & TIME: Wednesday, January 11, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit front and both side yard setbacks of 0 ft. in lieu of the required 15 ft. and 10 ft., respectively; to permit parking spaces of 0 ft. from street property lines in lieu of the required 8 ft.; to permit an amenity open space ratio of 0 in lieu of the required .1 (4,405 sq. ft.); to permit 88 parking spaces in lieu of the required 91 or 36 spaces of 94 total spaces to be 7.5' x 16' (210 sq. ft.) in lieu of the required 8.5' x 18' (300 sq. ft.)

Being the property of Paul S. Brody, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION ZONING VARIANCES
NW corner of Chesapeake & Vir-
ginia Aves. & W/S of Virginia
Ave., 94.65' N of Pa. Ave.
9th Election District
Paul S. Brody
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-174-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a front yard setback of zero feet instead of the required 15 feet from the property line bordering Chesapeake Avenue, a side yard setback of zero feet from the property line bordering the alley to the west instead of the required 10 feet, a side yard setback of 2 feet from the property line bordering Virginia Avenue instead of the required 10 feet, a zero foot setback from the street property line for parking spaces instead of the required 8 feet, an amenity open space ratio of .025 instead of the required 10 feet, 98 parking spaces instead of the required 91 or 36 spaces of 94 total spaces being 7.5' x 16' (210 square feet) instead of the required 8.5' x 18' (300 square feet).

The Petitioner is seeking to build a six story office building on the site in question, as is more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and was represented by Counsel. Testifying for the Petitioner were Donald Kann, a registered architect, Roger Katzenberg, a registered architect, and Les Graef, executive director of the Towson Development Corporation. Appearing also was John Rohde, a business neighbor of the proposed office building.

Testimony indicated that the property is zoned B.M.-C.T. To the east, directly across from the site, is an area zoned R.O., comprising an existing residential area. The Petitioner owns the site which is comprised of two parcels, and he proposes to construct a six story building, of which one will be for parking and the other five for office use. The parking on site will permit room for 29 spaces of the 91 required, which is determined by the total square footage of the proposed building,

as is more fully shown on Petitioner's Exhibit 1. The site is comparatively small, although large enough to permit a bigger building, but the Petitioner faces the loss of 10 feet or 11 feet of his property along Chesapeake Avenue when expansion of the road occurs.

Testimony indicated that the best use of the property would be the proposed use. The area is a high density district, within the Towson Town Center, and surrounded by commercial uses. The character of the location has changed over the past several years and will continue to change to fit the developing pattern of the Towson core. A layer building could have been built but the proposed use would more fully fit the site and the neighborhood.

The physical constraints placed on the Petitioner, i.e., the loss of property to the wide roadway, the uniqueness of the layout, and the use of columns to support the building prevent the placement of the building elsewhere on the property. As a result, the above variances are requested.

The County Review Group (CRG) has reviewed the development plans and has approved pending this decision.

The architects testified that there would be no adverse impact on the health, safety, and general welfare of the community, and that there would be no adverse impact on traffic, and would, if granted, be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR).

Mr. Graef, former Director of Planning for Baltimore County, testified that his organization was not opposed to the proposed building, and that he agreed that all of the conditions precedent delineated in Section 307 are met. He was most positive that there would be no adverse impact on the community and that the spirit and intent of the BCZR would be satisfied if the variances were to be granted. He also testified that the option proposed to have 94 parking spaces (36 of which would be smaller than otherwise permitted) would be preferable and advisable. In addition,

(2)

he testified that the proposed variance to the amenity open space requirement should be granted. In his professional opinion, he believes that amenity open space in a town center should be limited to .01 rather than the required .10.

The Petitioner will meet his parking requirements by providing 65 additional spaces on property owned by him to the north of the instant property, as is denoted on his Exhibit 1. Coupled with the 29 provided on site, the total will be 94.

Mr. Rohde testified that he was not opposed to the building but wanted the parking area providing the 65 spaces to be appropriately screened and suggested trees of 3 inches in diameter.

The Petitioner indicated that he does not object to such a request.

The Petitioner seeks relief from Sections 253.1 and 253.2 (front and side yard setbacks), 409.2.c(4) (setback of parking spaces), 409.2 (number of parking spaces required), and 235.B.4 (amenity open space), pursuant to 307 of the BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were to be granted, such use as proposed would not be contrary to the spirit of the regulations and would

(3)

not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not to be granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1984, that the Petition for Variances to permit a front yard setback of zero feet instead of the required 15 feet from the property line bordering Chesapeake Avenue, a side yard setback of zero feet from the property line bordering the alley to the west instead of the required 10 feet, a side yard setback of 2 feet from the property line bordering Virginia Avenue instead of the required 10 feet, a zero foot setback from the street property line for parking spaces instead of the required 8 feet, an amenity open space ratio of .025 instead of the required 10 feet, and 98 parking spaces instead of the required 91 or 36 spaces of 94 total spaces being 7.5' x 16' (210 square feet) instead of the required 8.5' x 18' (300 square feet) be and are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioner may apply for the building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

(4)

2. The Petitioner shall obtain approval of the CRG, and all comments made by County Agencies to the CRG are hereby adopted in their entirety and made part of this Order.

3. A detailed landscaping plan be submitted for approval to the Office of Current Planning, and which will include provision of trees to screen the parking area where 65 spaces will be provided, the placement of said trees to be at the option of the Petitioner but which must in fact screen from view these spaces from both Pennsylvania and Virginia Avenues.

Arnold J. Admon
Zoning Commissioner of
Baltimore County

(5)

CARL L. GERHOLD
PHILIP K. CROSS
JOHN P. ETZEL
WILLIAM R. BEACH
GORDON T. LANDSON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

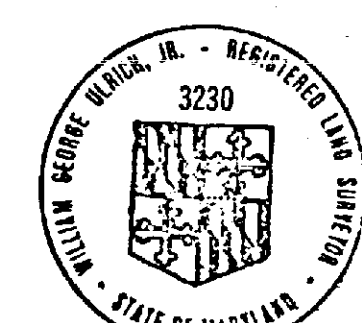
September 14, 1983

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the west side of Virginia Avenue with the north side of Chesapeake Avenue and running thence and binding on the west side of Virginia Avenue, North 15 degrees 30 minutes East 120 feet, thence leaving said Avenue and binding on the outline of the land of the petitioner herein, North 80 degrees 00 minutes West 134.00 feet to the east side of an Alley there situate, thence binding on the east side of said Alley, South 15 degrees 30 minutes West 120.00 feet to the north side of Chesapeake Avenue and thence binding on the north side of Chesapeake Avenue, South 80 degrees 00 minutes East 134.00 feet to the place of beginning.

Containing 0.54 of an Acre of land more or less.



William R. Beach

ERNESTUR
PAUL S. BRODY
FRED H. DOLLENBERG

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

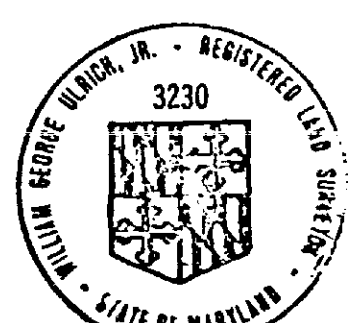
September 14, 1983

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Virginia Avenue at the distance of 94.65 feet measured northerly along the west side of Virginia Avenue from the north side of Pennsylvania Avenue, thence leaving said Avenue and running the four following courses and distances viz: North 76 degrees 39 minutes 30 seconds West 110.53 feet, North 76 degrees 49 minutes West 42 feet, North 7 degrees 40 minutes 30 seconds East 143.40 feet and South 77 degrees 04 minutes 50 seconds East 162 feet to the west side of Virginia Avenue and thence binding on the west side of Virginia Avenue, South 11 degrees 27 minutes West 140 feet to the place of beginning.

Containing 0.37 of an Acre of land more or less.



William R. Beach



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD J. ADMON
ZONING COMMISSIONER

January 4, 1984

Philip J. Kotschenreuther, Esquire
2300 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

Re: Petition for Variances
NW corner of Chesapeake & Virginia Aves. & W/S
Virginia Ave., 94.65' N of Pennsylvania Ave.
Paul S. Brody - Petitioner
Case No. 84-174-A

Dear Mr. Kotschenreuther:

This is to advise you that \$59.69 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold J. Admon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124064

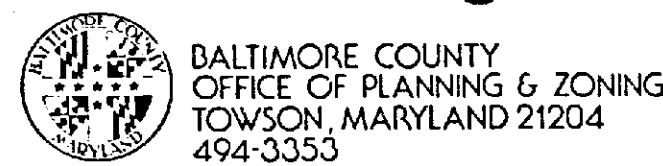
DATE 1/6/84 ACCOUNT R-01-615-000

AMOUNT \$59.69

RECEIVED FROM Paul S. Brody c/o Mr. Kotschenreuther
FOR Advertising & Posting Case #84-174-A

6 663*****588316 6082A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

January 16, 1984

Philip J. Kotschenreuther, Esquire
2300 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Variances
NW/corner of Chesapeake & Virginia
Aves. & W/S of Virginia Ave., 94.65'
N of Pa. Ave. - 9th Election District
Paul S. Brody - Petitioner
No. 84-174-A (Item No. 90)

Dear Mr. Kotschenreuther:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: Mr. John Rohde
110 East Pennsylvania Avenue
Towson, Maryland 21204

People's Counsel

December 4, 1983

Philip J. Kotschenreuther, Esquire
2300 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Variances
NW/corner of Chesapeake & Virginia Avenues and
W/S of Virginia Ave., 94.65' N of Pennsylvania Ave.
Paul S. Brody - Petitioner
Case No. 84-174-A

TIME: 10:15 A.M.

DATE: Wednesday, January 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121535

DATE: 9-29-83 ACCOUNT: R-21-615-100

AMOUNT: 108.25

RECEIVED FOR: Entry fee for item 90 Brody

6 082*****1000000 8295A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 12/24/83
Posted for: Petitioner's Counsel
Petitioner: Paul S. Brody
Location of property: NW/corner of Chesapeake & Virginia Avenues, 94.65' N of Pennsylvania Ave.
Location of Signage: Facing intersection of Chesapeake & Virginia Aves. - parking lot - facing Chesapeake Ave.
Remarks:
Posted by: Peter J. Coleman Date of return: 12/30/83
Number of Signs: 2

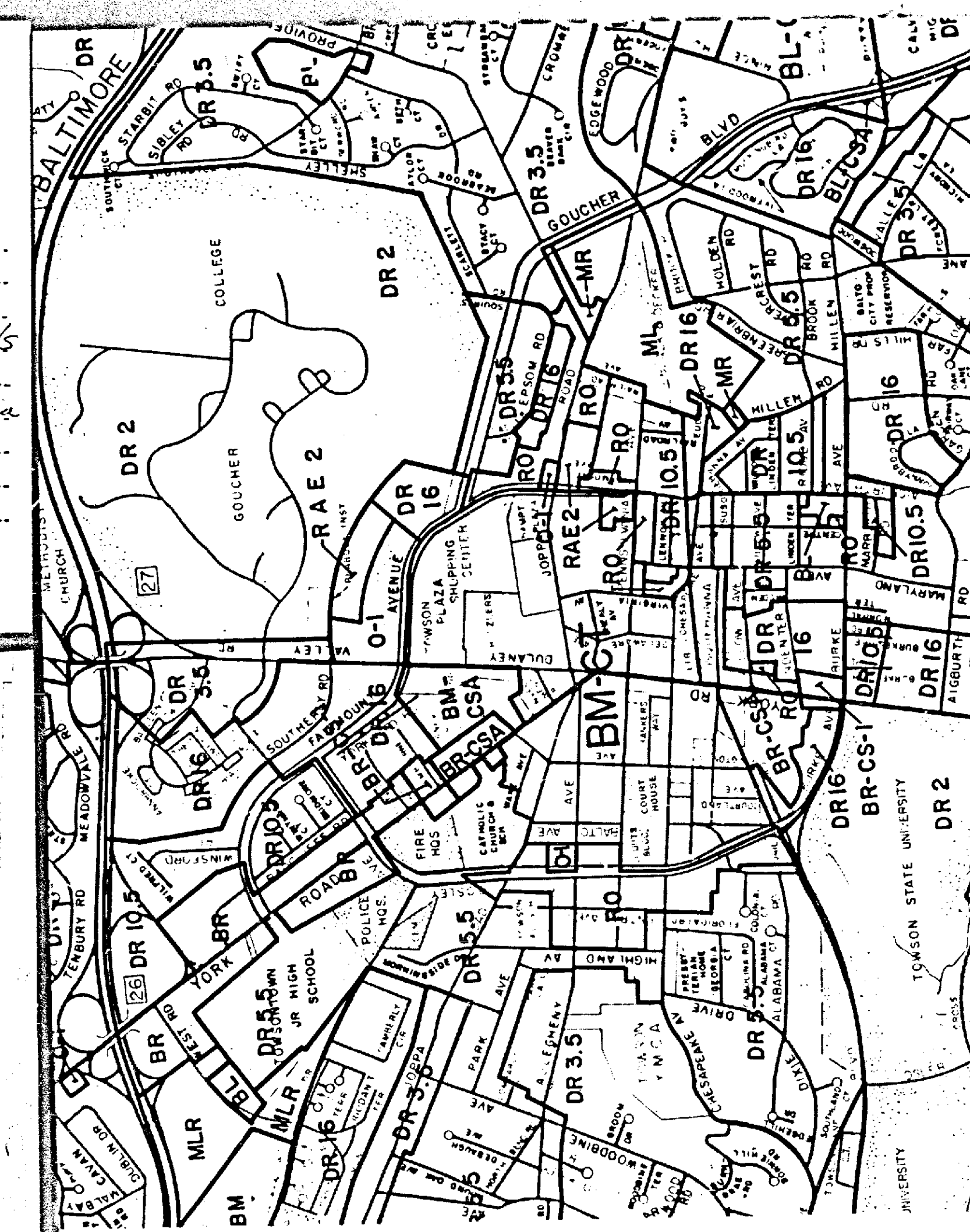
CERTIFICATE OF PUBLICATION

Towson, Md. 1/20 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 12/27 day of 1983

The TOWSON TIMES

Cost of Advertisement: \$25.44



CERTIFICATE OF PUBLICATION

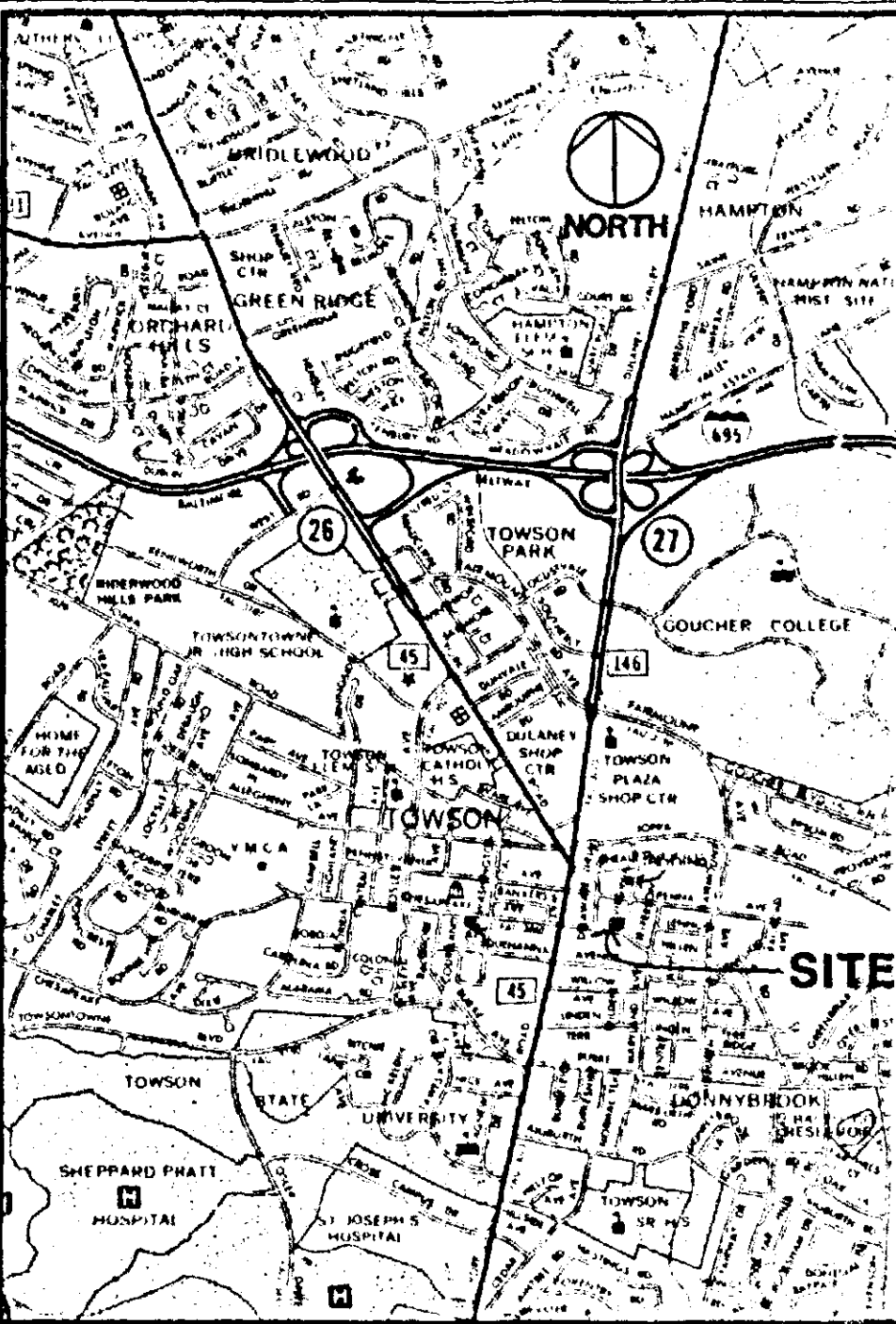
TOWSON, MD., December 22, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time, appearing before the 11th day of January, 1984, the first publication appearing on the 22nd day of December, 1983.

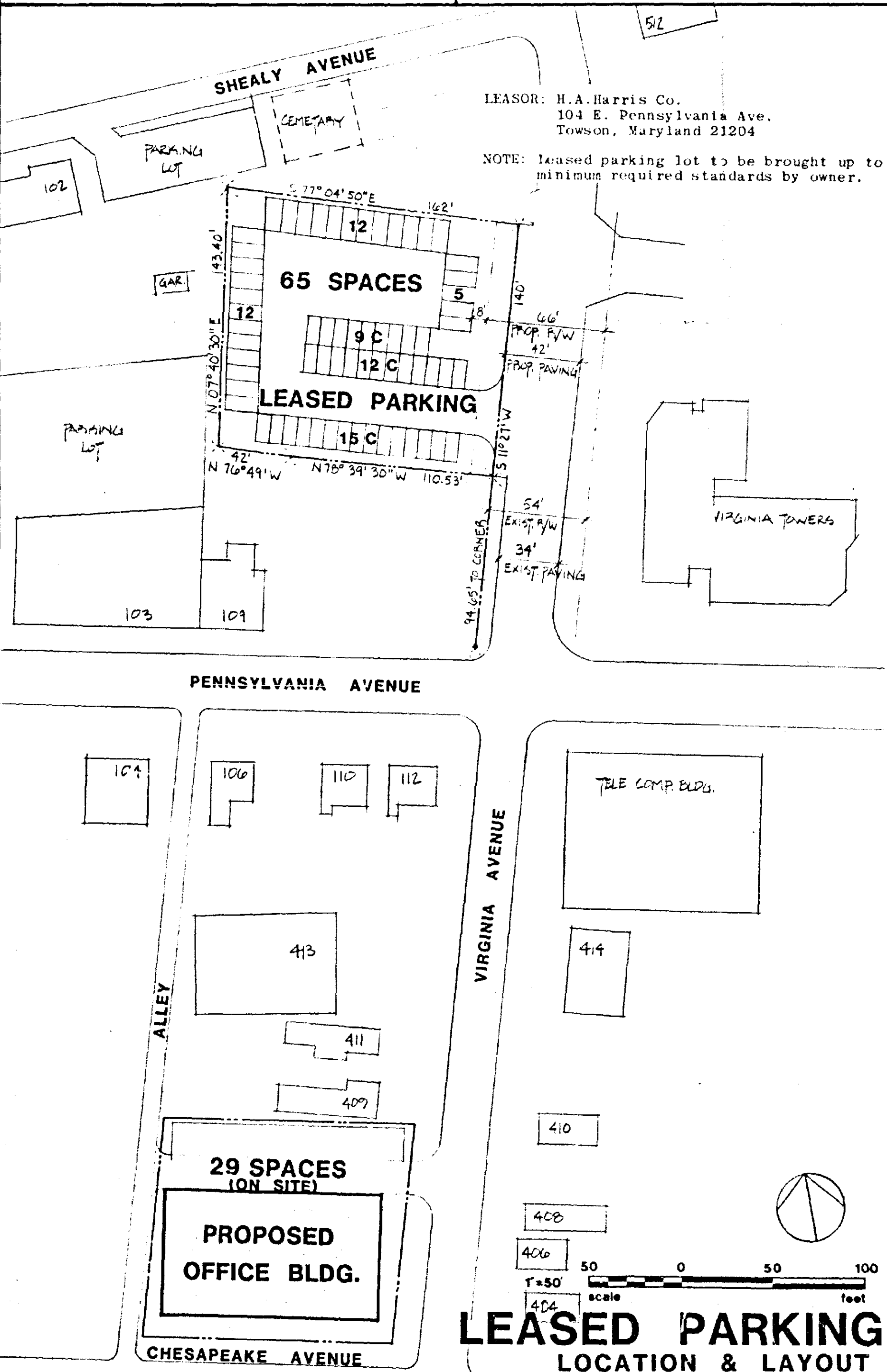
THE JEFFERSONIAN

Cost of Advertisement, \$19.25





VICINITY MAP SCALE 1"=2000'



PROJECT DATA

PROJECT NAME: 111 E. Chesapeake Avenue
APPLICANT: Paul S. Brody
101 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7171

PROPERTY OWNERSHIP:
Parcel "A" - Paul Brody
Liber 637/Folio 781
Prop. No. - 09-18-471130
Parcel "B" - Paul Brody
Liber 3318/Folio 787
Prop. No.'s - 09-23-351861
09-23-351862

ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 4
CENSUS TRACT: 4909
WATERSHED: 23
SEWERSHED: 55
SOIL TYPE: G1B (Glenn - Urban Land Complex)
EXISTING ZONING: The site and all adjacent sites are BM-CT unless otherwise noted in owner box.

PRESENT USE: Three dilapidated commercial/residential buildings totalling 4,500 s.f. occupy a part of the site, the remainder used for parking.

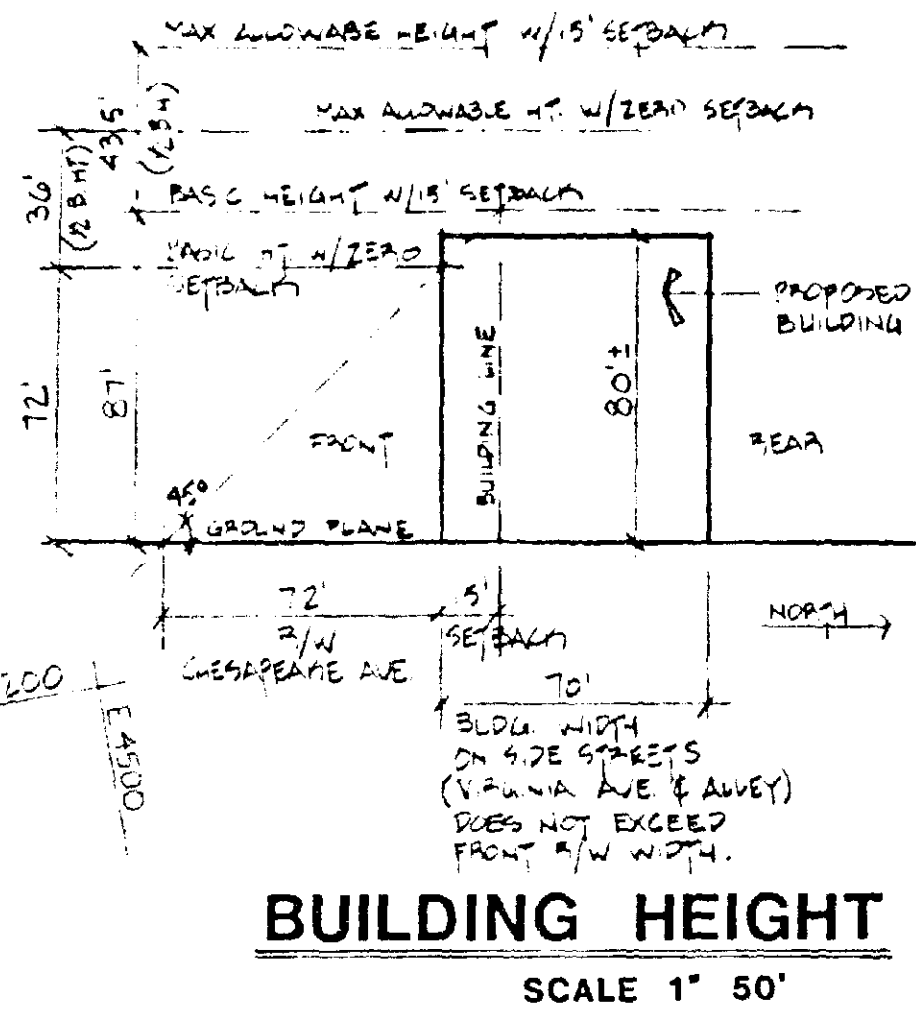
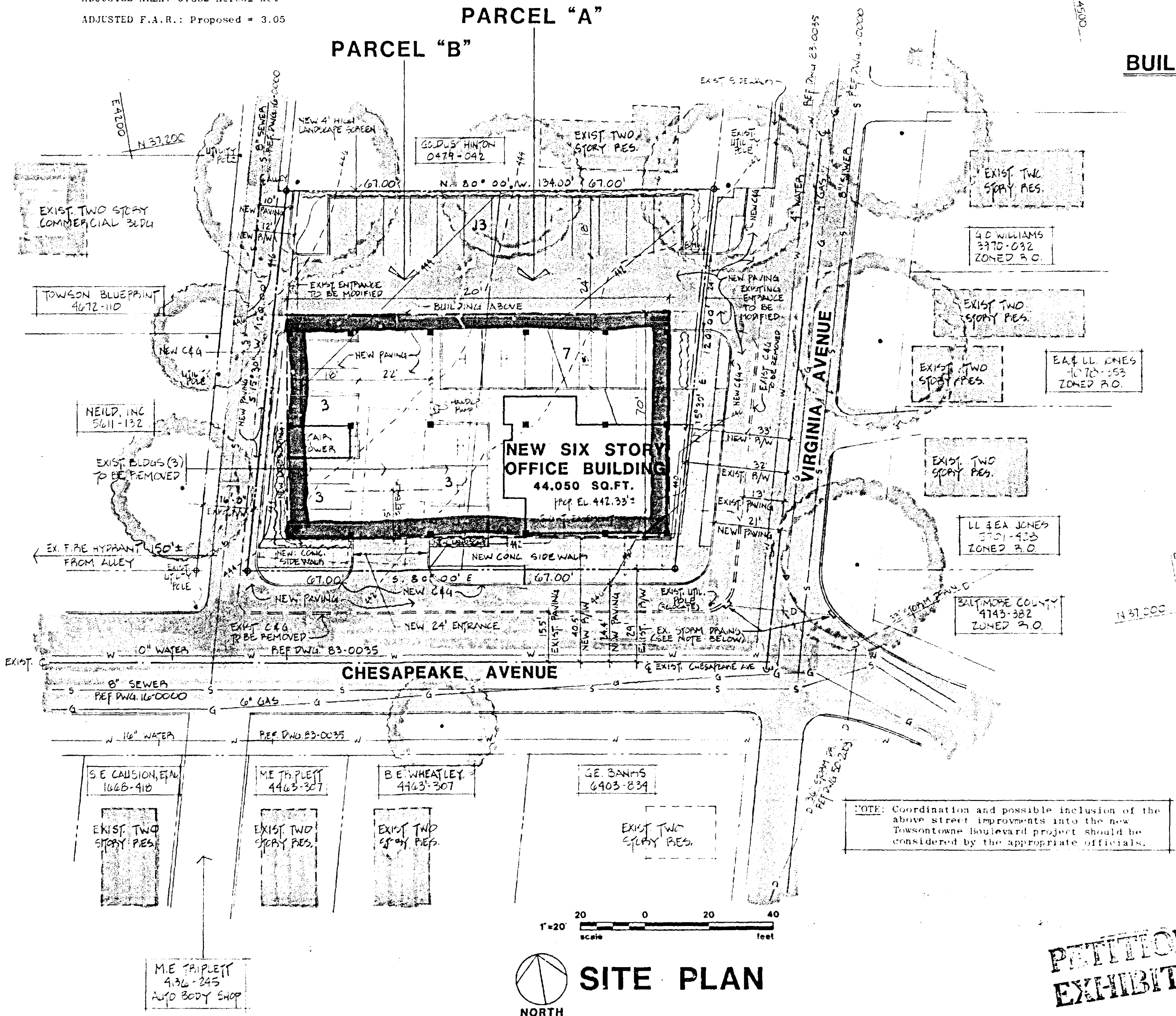
PROPOSED USE: Removal of dilapidated structures. New 6 story 44,050 s.f. office building with parking under a first floor level.

* AREA: Parcel "A" = 0.39 acres ± net/0.31 acres ± gross
Parcel "B" = 0.33 acres ± net/0.31 acres ± gross
Total 0.72 acres ± net/0.62 acres ± gross

* F.A.R.: Proposed total bldg. area = 44,050 sq. ft. ±
Property area for parcels "A" & "B" = 16,552 sq. ft. ±
Proposed F.A.R. = 2.66
Allowable F.A.R. = 5.50

PARKING: Office Area
-On first floor = 2,050 s.f. @ 1/300 = 6.83
-Above first floor = 42,000 s.f. @ 1/500 = 84.00
Total Parking Required 90.83
Total Parking Provided 94
-Increased offsite 24
-Increased on-site 65
Total 89
* One space 8' x 18' & includes 4 spaces for the handicapped = 12' x 18' (32 sq. ft. each)
Also 30 compact car spaces @ 7.5' x 16' = 38.30 ± TOTAL
AVERAGE DAILY TRIPS: PROPOSED - 541.8 TRIPS

* WITH THE NEW RIGHT OF WAYS-
ADJUSTED AREA: 0.332 Acres ± net
ADJUSTED F.A.R.: Proposed = 3.05



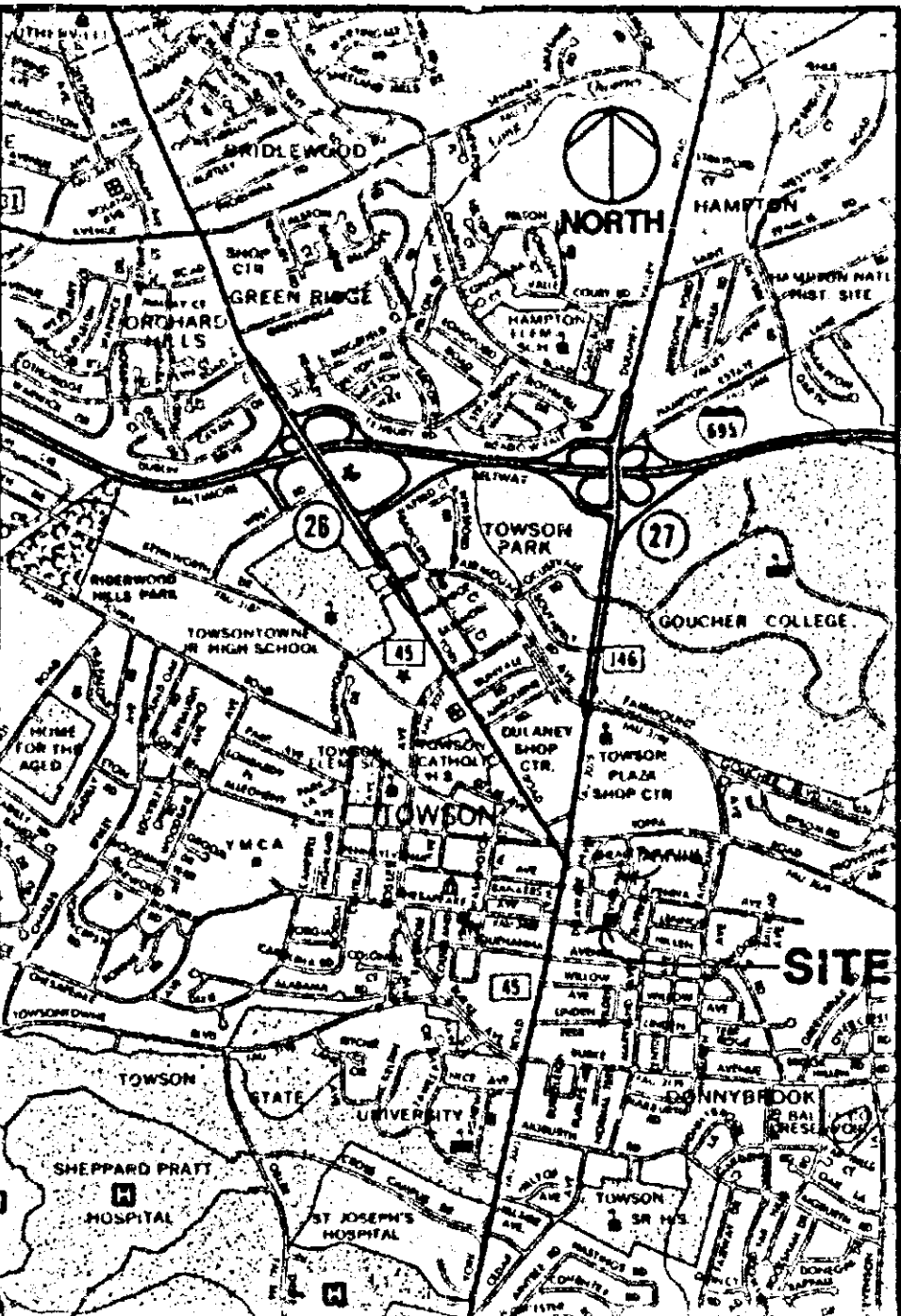
KANN + AMMON, INC.
ARCHITECTS - PLANNERS - PRESERVATIONISTS
PLAZA SUITE, ONE INVESTMENT PLACE
TOWSON, MARYLAND 21204
301 - 828 - 6010

**111 E. CHESAPEAKE AVENUE
OFFICE BUILDING**

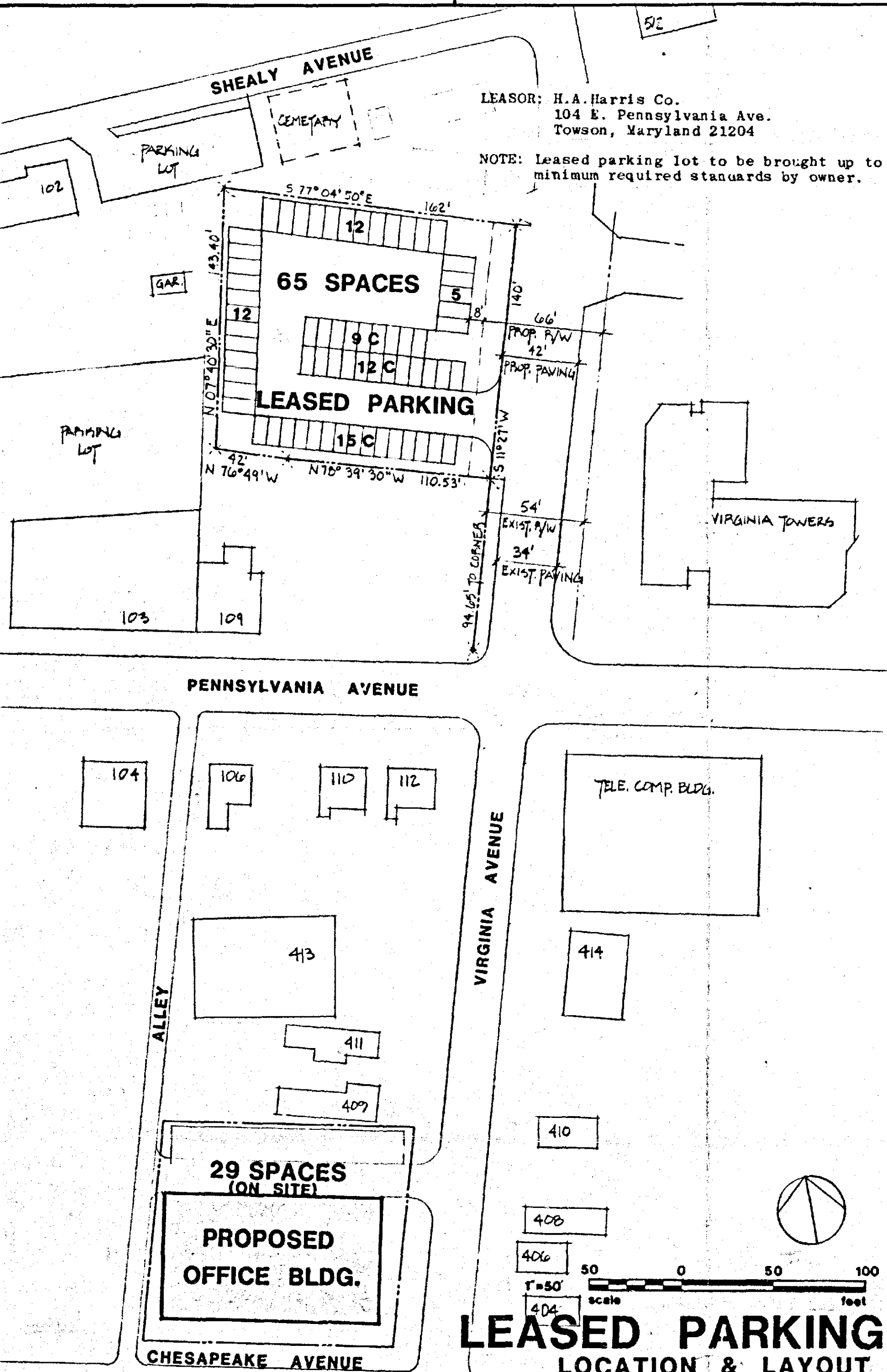
RELEASED FOR:
☒ PRELIMINARY ONLY
☐ BIDDING
☐ PERMITS
☐ CONSTRUCTION
☒ CRG REVIEW

REVISIONS:
REVISED 7/8/83
REVISED 9/23/83

DATE: 3/14/83
PROJ. NO.:
DRAWN: BUN
CHECK: DMH
TITLE: SITE PLAN
DRAWING NO. SP-1
SHEET OF



VICINITY MAP SCALE 1"=2000'

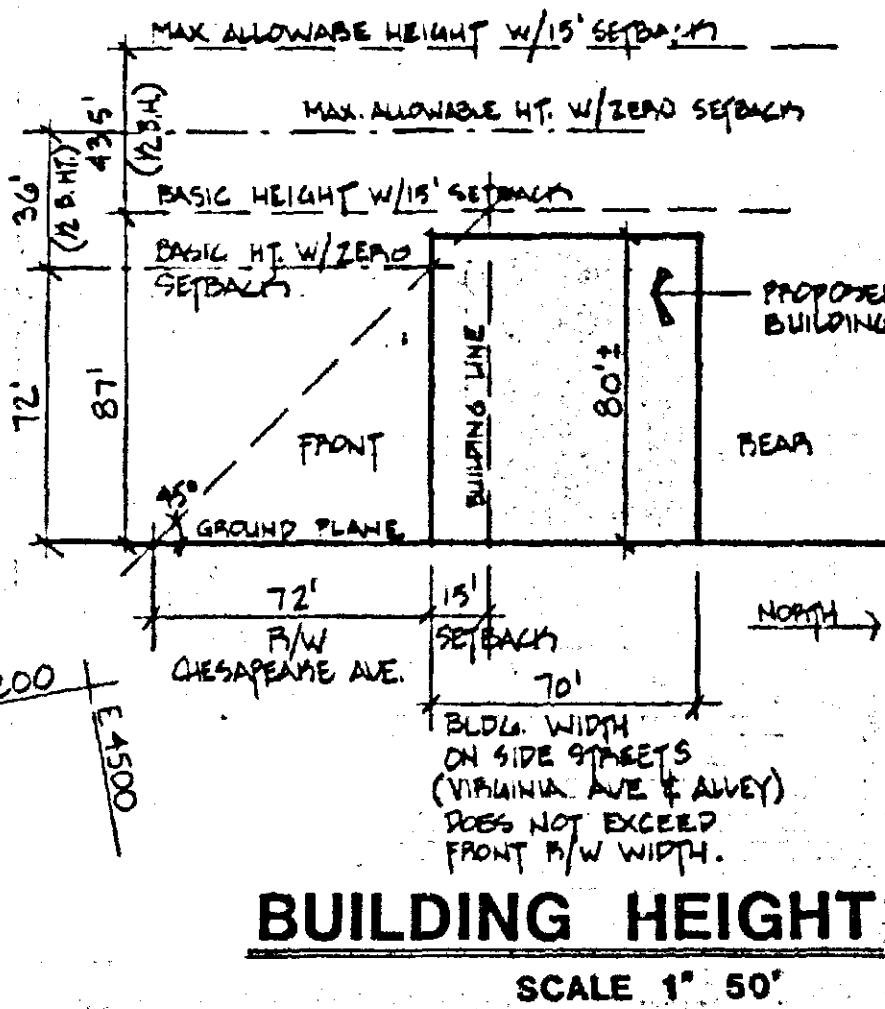


PROJECT DATA

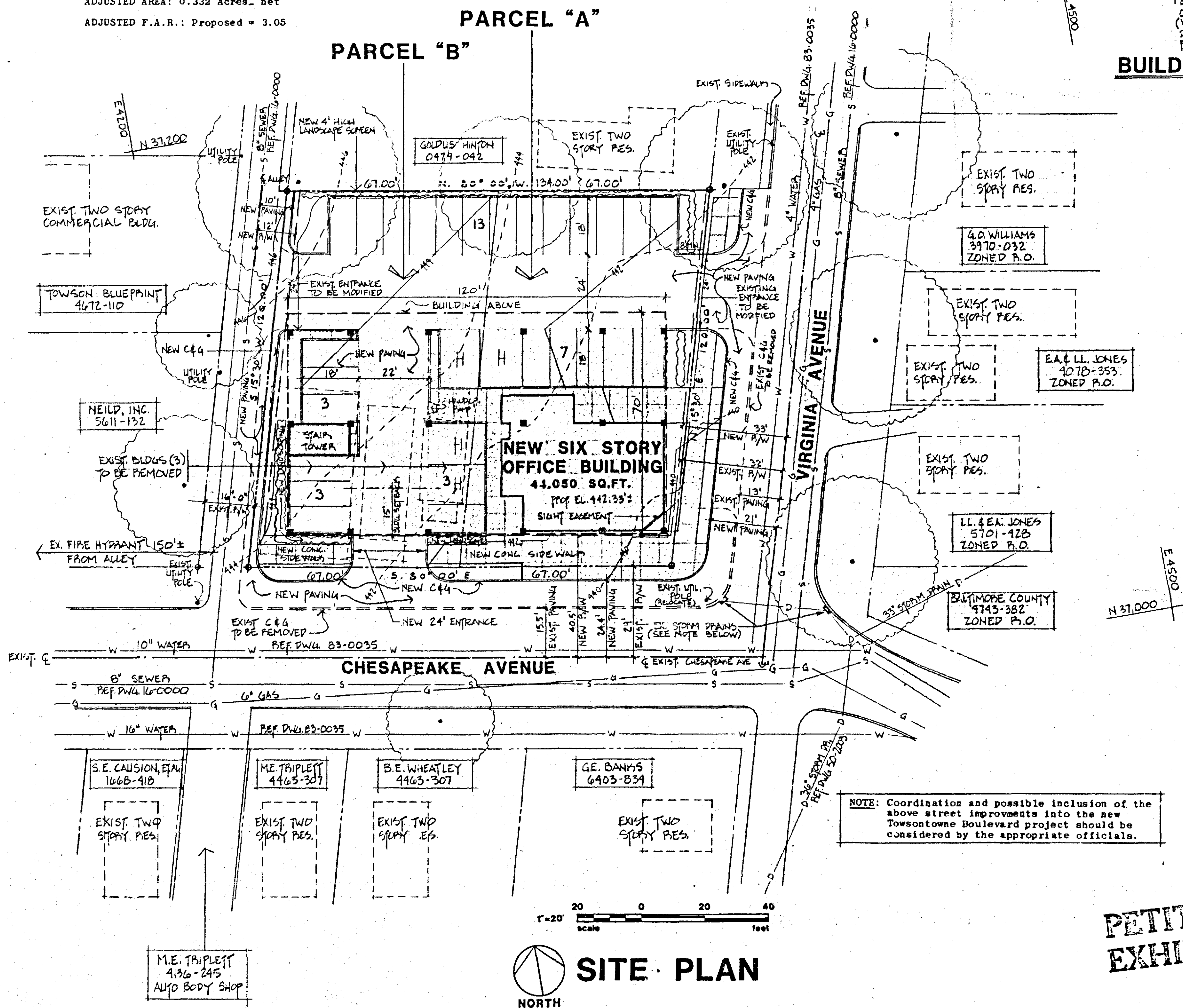
DEVELOPMENT NAME: 111 E. Chesapeake Avenue
APPLICANT: Paul S. Brody
104 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7171
PROPERTY OWNERSHIP:
Parcel "A" - Paul Brody
Liber 6318/Folio 781
Prop. No. - 09-18-471430
Parcel "B" - Paul Brody
Liber 6318/Folio 787
Prop. No.'s - 09-23-351861
09-23-351862
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 4
CENSUS TRACT: 4909
WATERSHED: 23
SEWERSHED: 55
SOIL TYPE: G1B (Glencol - Urban Land Complex)
EXISTING ZONING: The site and all adjacent sites are BW-CT
unless otherwise noted in owner box.

PRESENT USE: Three dilapidated commercial/residential buildings
totalling 4,500 s.f. ± occupy a part of the site,
the remainder used for parking.
PROPOSED USE: Removal of dilapidated structures. New 6 story
44,050 s.f. ± office building with parking under @
first floor level.
* AREA: Parcel "A" = 0.19 acres ± net/0.31 acres ± gross
Parcel "B" = 0.19 acres ± net/0.33 acres ± gross
Total 0.38 acres ± net/0.64 acres ± gross
* F.A.R.: Proposed total bldg. area = 44,050 sq. ft. ±
Property area for parcels "A" & "B" = 16,552 sq. ft. ±
Proposed F.A.R. = 2.66
Allowable F.A.R. = 5.50
PARKING: Office Area = 2,050 s.f. ± @ 1/300 = 6.83
-On first floor = 42,000 s.f. ± @ 1/500 = 84.00
Total Parking Required 90.83
Total Parking Provided 29
-On site 65
-Leased offsite 14 SPACES
*Typ. space 8.5' x 18' & includes 4 spaces for the
handicapped @ 12' x 18' typ. on-site.
ALSO 36 COMPACT CAR SPACES @ 7.5' x 10' = 38.70 TOTAL.
AVERAGE DAILY TRIPS: PROPOSED - 541.8 TRIPS

PROJECT NOTES:
Lighting, where erected, shall not: A) reflect into
residential areas; B) interfere with traffic; C) exceed
18 ft. in height.
Public sewer & water exist.
There are no slopes greater than 25%.
There is no historic site protected by Baltimore County
Landmarks Legislation.
This site is not: A) in a critical area; B) an archeological
site; C) an endangered species habitat; D) a hazardous
material site; E) a wetlands.
Landscaping shall be a mixture of yews, arborvitae & other
evergreen growths.
The site is less than 1/2 acre and is therefore exempt
from Storm Water Management.
A variance will be sought on setbacks & amenity open space.
A parking lease agreement for the north lot of five(5)
years minimum will be obtained.



* WITH THE NEW RIGHT OF WAY -
ADJUSTED AREA: 0.332 Acres ± net
ADJUSTED F.A.R.: Proposed = 3.05



KANN + AMMON, INC.
ARCHITECTS - PLANNERS - PRESERVATIONISTS
PLAZA SUITE ONE INVESTMENT PLACE
TOWSON, MARYLAND 21204
301-828-6010



111 E. CHESAPEAKE AVENUE
OFFICE BUILDING

RELEASED FOR:
☒ PRELIMINARY ONLY
☐ BIDDING
☐ PERMITS
☒ CONSTRUCTION
☐ CRA REVIEW

REVISIONS:
REVISED 7/8/83
REVISED 9/2/83

DATE: 3/14/83 PROJ. NO.:
DRAWN: BLM CHECK: DPH

TITLE: SITE PLAN

DRAWING NO. SP-1
SHEET OF

PETITIONER'S
EXHIBIT